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**MINUTES**  
**PARKS AND RECREATION BOARD**  
City Hall, 385 S Goliad, Rockwall, TX 75087  
Tuesday, May 6, 2025  
6:00 PM

**Call To Order**

The meeting was called to order in the Council Chambers at 6:00pm by Jason Alvarado with the following Board Members present: Jason Alvarado, Vincent Harris, Amanda Fowler, Marcia Hasenyager, Michael McEwen. Jake Wimpee and Jenny Krueger were absent. Also present was Director of Parks & Recreation, Travis Sales, Parks Superintendent Brian Sartain, and Administrative Assistant Wendy Young.

**Open Forum**

Chairman Alvarado explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time. There being no one wishing to speak, Alvarado then closed the Open Forum.

**Discuss and consider the minutes from the April 1, 2025 Park Board Meeting and take any action necessary.**

Hasenyager made a motion to approve the minutes, Harris seconded the motion which passed unanimously.

**P2025-012 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.**

Sales explained that for this Final Plat the Parks and Recreation Board will be assessing Pro-Rata Equipment Fees and Cash-In-Lieu of Land Fees for Phase 2 of the Quail Hollow Subdivision, which will consist of 111 lots. The fees to be assessed are as follows: [1] Cash-In-Lieu of Land Fees of \$82,574.01 (i.e. \$743.91 x 111 lots = \$82,574.01), and [2] Pro-Rata Equipment Fees of \$70,563.81 (i.e. \$635.71 x 111 lots = \$70,563.81). The total fees assessed will be \$153,137.82. The applicant is electing to pay the Cash-In Lieu of Land Fees in lieu of dedicating a public park. In this case, the subject property is situated within Park District #5, which already has a neighborhood park (i.e. the Park at Stone Creek). Based on this, staff recommends accepting the Cash-In-Lieu of Land Fees and Pro-Rata Equipment Fees. The fees will be used to provide further amenity to the Park at Stone Creek. Alvarado made a motion to approve the final plat for Phase 2 of Quail Hollow with fees totaling \$153,137.82. Fowler seconded the motion which passed by a vote of 5-0 (Wimpee and Krueger absent).

47 SP2025-015 Discuss and consider a request by Chase Finch of Corwin Engineering,  
48 Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a *Site Plan*  
49 for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres  
50 being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of  
51 Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97)  
52 for Single-Family 10 (SF-10) District land uses, generally located at the northwest  
53 corner of the intersection of E. Quail Run Road and Hays Road, and take any action  
54 necessary.

55 Travis stated that for this *Site Plan* the Parks and Recreation Board will be will be  
56 reviewing the location of trails, open space, and landscape areas in Phase 2 of the Quail  
57 Hollow Subdivision, and providing a recommendation to the Planning and Zoning  
58 Commission concerning the acceptance of these future improvements. The site plan  
59 appears to conform to the approved *Master Plat/Open Space Plan*; however, staff did  
60 provide recommendations concerning the proposed detention pond landscaping and the  
61 proposed turfgrass varieties. With this being said, there are no additional considerations  
62 that staff has identified that would change the original approval, and based on this staff  
63 recommends approval of the site plan. Fowler made a motion to approve the site plan for  
64 Qual Hollow Subdivision. Harris seconded the motion which passed by a vote of 5-0  
65 (Wimpee and Krueger absent).  
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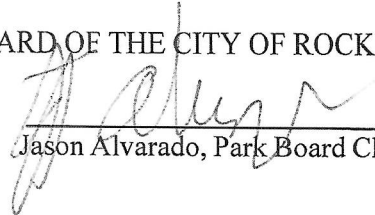
67 P2025-014 Consider a request by Meredith Joyce of Michael Joyce Properties on  
68 behalf of John Vick of Qualico Development, Inc. for the approval of a *Final Plat* for  
69 the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on  
70 a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract  
71 No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
72 District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land  
73 uses, generally located on the southside of Mims Road west of the intersection of Mims  
74 Road and National Drive, and take any action necessary.

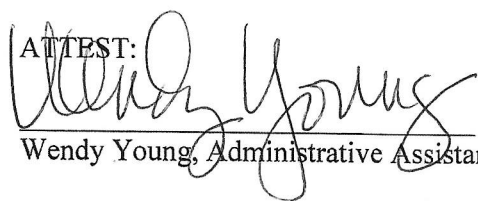
75 Travis explained that for this *Replat* The Board will be reassessing the Cash-In-Lieu of  
76 Land Fees and Pro-Rata Equipment Fees for the change in lot count. The new proposed  
77 lot count will be 147 single-family residential lots. The fees to be assessed are as follows:  
78 [1] Cash-In-Lieu of Land Fees of \$51,738.12 (i.e. \$351.96 x 147 lots = \$51,738.12), and  
79 [2] Pro-Rata Equipment Fees of \$44,213.19 (i.e. \$300.77 x 147 lots = \$44,213.19). The  
80 total fees assessed will be \$95,951.31. The applicant is electing to pay the Cash-In Lieu of  
81 Land Fees in lieu of dedicating a public park. In this case, the subject property is situated  
82 within Park District #14, which will have a neighborhood park that will be provided with  
83 the Juniper Subdivision. Based on this, staff recommends accepting the Cash-In-Lieu of  
84 Land Fees and Pro-Rata Equipment Fees. The fees will be used to provide amenity to the  
85 future parkland in the Juniper Subdivision. Alvarado made a motion to approve the final  
86 plat for Peachtree Meadows with total fees being \$95,951.31. Hasenyager seconded the  
87 motion which passed by a vote of 5-0 (Wimpee and Krueger absent).  
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93 **Adjournment**  
94 There being no further business to come before the Board at this time, the meeting was  
95 adjourned at 6:45 p.m.

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97 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,  
98 TEXAS, this 3<sup>rd</sup> day of June 2025.

  
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Jason Alvarado, Park Board Chairman

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102 ATTEST:  
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105 Wendy Young, Administrative Assistant